



City of Granite City

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Historical & Architectural Review Commission Minutes - June 25, 2013

CALL TO ORDER

Chairman, Terry Pierce, called the meeting to Order on Tuesday, June 25, 2013, at 5:30 PM. He began by welcoming everyone. Assistant City Attorney stated to the audience the Commission is a recommending body to the City Council and the Council will make a final determination of the Petitions at their next regularly scheduled meeting on July 2, 2013.

ATTENDANCE / ROLL CALL

Members Present were: Terry Pierce, Henry Gabriel, Paula Hagnauer, Kim King and Jennifer Flores-Melton. Excused absence: Eric Hill. Also present were Assistant City Attorney Laura Andrews and Zoning Administrator Steve Willaredt.

MINUTES / AGENDA

A motion to approve the Minutes from the previous meeting (May 28, 2013) and this evening's Agenda was made by Jennifer Flores-Melton and seconded by Kim King. Voice vote. All ayes. Motion carried by unanimous consent.

PETITIONER (1): Joseph & Mary Jones
d/b/a Joe's Hog Doc
1923 Madison Avenue
D-2 Commercial District

Joseph Jones appeared and stated his home address is 2607 Carolyn Boulevard in Granite City. He stated he has been in the motorcycle service and repair business for 10 years in Pontoon Beach. That establishment burned down two years ago and he has chosen to move the business to Granite City. He has a real estate sales contract for the property on Madison Avenue and is waiting to close.

The business will be identical to what he had on Horsehoe Lake Road; motorcycle repairs and sale of "parts". He does not intend to sell motorcycles. The Chair stated the business will be in the D-2 Commercial business district of HARC and US Steel his leading neighbor.

Mr. Jones stated there will be no exterior changes. Basically, he will paint the cinder block building and will use the existing signage and the two big windows in the front.

The HARC Checklist was completed by Paula Hagnauer:

- 1). Days and hours of operation limited to: Monday thru Saturday. 9:00AM to 9:00 PM.
- 2). Signage: Use of existing sign with approval of Zoning Administrator & in accordance with City's Sign Ord.
- 3). Screening required? Not applicable. Small amount of trash anticipated.
- 4). Provisions for parking and loading: None required.
- 5). Additional outside lighting required? No
- 6). Any adverse affects on public health, safety and welfare? No

- 7). Any substantial injury to the value of other property in the neighborhood? No; however, the Chair stated the Petitioner should be mindful of loud (motorcycle) mufflers and the proximity of nearby Gateway Hospital.
- 8). Will proposed use substantially alter the essential character of the district which it is located in? No
- 9). Are provisions needed for the protection of adjacent property? No
- 10). Additional requirements? None
- 11). (Note: Section) Permit will expire with change in ownership; re-application is necessary to intensify use. Yes

The Chair called for anyone in the audience either for or against the Petitioner's request. None voiced. The Chair called for further discussion. None voiced.

MOTION by Kim King and seconded by Paula Hagnauer to approve the Petitioner's request and allow the Motorcycle Repair and service business at 1923 Madison Avenue. Roll Call Vote. All ayes. Motion carried by unanimous consent.

PETITIONER (2): **Justin Brinkmeyer**
 Phoenix Crisis Center
 Address Withheld
 D-4 Residential District

Justin Brinkmeyer introduced himself and stated he has been with Phoenix Crisis Center for four years and is presently the Board President of the organization. No changes to the exterior of the building are proposed.

The Assistant City Attorney requested insight to the objectives of the Crisis Center. Justin replied, women and children come to the Phoenix Crisis Center for assistance due to domestic violence and abuse. The Center's goal is to get women and children back on their feet and then to take life to the next step.

Discussion followed. Nichole (Nikki) Martinez, Executive Director, Phoenix Crisis Center, came forth to answer questions from the Commission. The Center can house up to 18 residents, presently there are 6. A normal count is 10 to 15 residents. The decision to relocate is based on the need for more space, both for residents and for the administrative staff.

Nikki stated, residents may stay for a 6 week period; however, that can be extended with approval by the State of Illinois. The cost to a family is nothing. Children can either stay in their present school, or arrangements may be made with the School District to attend another school. Every attempt is made to assure secrecy for the protection of the residents.

The Chair called for anyone in the audience either for or against the Petition. Two people responded:

J. Ryan whose address is withheld. Stated he has lived at his residence for 22 years and has seen many changes in the area in the past four or five years. He has not witnessed any problems at the present Center. He has seen an occasional police car or ambulance there. The former Center is now a vacant house; he doesn't want a "slum landlord" coming in and that his fear of what will happen.

R. Carder whose address is withheld. He is opposed to the Petition. He does not want "police activity" that may be associated with the Center. He is against the Center's use of public street parking. He made accusations of the Commission members having been "solicited" and stated he will fight this. He adamantly stated he will make the public aware of the location of the shelter.

The Chair warned Mr. Carder of repercussions the Federal Government could take if he leaked the location of the Crisis Center and the seriousness with jeopardizing the security and welfare of the victims as well as the administration staff.

Commission member Jennifer Flores-Melton stated police presence, regardless of the number of times they are present, is vital for victims of abuse. The police are the victims only help, and their help and presence should never be questioned.

Henry Gabriel asked the Zoning Administrator if the building meets the City's Code (for occupancy) and was told he has been to the location and that, yes, there are enough rooms and square footage. No further discussion.

MOTION by Jennifer Flores-Melton and seconded by Paula Hagnauer to approve the Petition request to establish a shelter for the Phoenix Crisis Center in HARC District D-4. Roll Call Vote. All ayes. Motion carried by unanimous consent.

UNFINISHED BUSINESS

None voiced.

NEW BUSINESS

Administrator Steve Willaredt acted as spokesman for Jon Ferry, the Economic Development Director for the City and began by stating Jon was unable to attend this evening's meeting. The Administrator was asked to introduce Jon's proposal for creation of a HARC sub-committee. The sub-committee would consist of 10 to 12 members; including HARC members, as well as several ad hoc residents of Granite City, and would meet either before or following a regularly scheduled HARC meeting..

The Administrator stated Jon has received funding from the City and has hired Farr & Associates, an Architecture, Planning & Preservation Firm out of Chicago, to work with the city to address the downtown form-based code. He further stated ; the G. C. Housing Authority used Farr & Associates to oversee Granite City Green (formerly known as Kirkpatrick Homes).

Mr. Willaredt asked that HARC's involvement be put to a vote this evening, whether or not to be a part of HARC. Discussion followed.

The Commission concurred the following:

- (1). Members not in favor of the sub-committee.
- (2). The form-based code committee should be a newly created and separate entity, with Jon Ferry as overseer of the committee.
- (3). The Commission members of HARC be offered a choice whether to be, or not to be, on the committee.

MOTION by Terry Pierce and seconded by Henry Gabriel to recommend to the City Council the creation of the Downtown Form-Based Code sub-committee be separate from HARC; and bring their findings back to HARC for approval and recommendation to the City Council. Roll Call Vote. All ayes. Motion carried by unanimous consent.

No further business.

Motion to Adjourn by Kim King and seconded by Paula Hagnauer. Voice vote. All ayes.

Respectfully submitted,

Barbara Hawkins

Secretary, HARC

Historical & Architecture Review Commission
Advisory Report, Meeting held on June 25, 2013

PETITIONER (1): **Joseph Jones**
 d/b/a Joe's Hog Doc
 1923 Madison Avenue
 D-2 Commercial District

MOTION by Kim King and seconded by seconded by Paula Hagnauer to grant the Petitioner's request to allow a Motorcycle Repair and Service business with the following restrictions:

- 1). Days and hours of operation limited to: Monday thru Saturday. 9:00AM to 9:00 PM.
- 2). Signage: Use of existng sign with approval of Zoning Administrator & in accordance with City's Sign Ord.
- 3). Screening required? Not applicable. Small amount of trash anticipated.
- 4). Provisions for parking and loading: None required.
- 5). Additional outside lighting required? No
- 6). Any adverse affects on public health, safety and welfare? No
- 7). Any substantial injury to the value of other property in the neighborhood? No; however, the Chair stated the Petitioner should be mindful of loud (motorcycle) mufflers and the proximity of nearby Gateway Hospital.
- 8). Will proposed use substantially alter the essential character of the district which it is located in? No
- 9). Are provisions needed for the protection of adjacent property? No
- 10). Additional requirements? None
- 11). Permit will expire with change in ownership; re-application is necessary to intensify use. Yes

Roll Call vote:

Terry Pierce	Yes	Kim King	Yes
Henry Gabriel	Yes	Jennifer Flores-Melton	Yes
Paula Hagnauer	Yes		

All Ayes. Motion carried by unanimous consent.

PETITIONER (2): **Justin Brinkmeyer**
 Phoenix Crisis Center
 Address Withheld
 D-4 Residential

MOTION by Jennifer Flores-Melton and seconded by Paula Hagnauer to approve the Phoenix Crisis Center's Petition for a Shelter for victims of domestic violence in the HARC Residential District.

Roll Call Vote:

Terry Pierce	Yes	Kim King	Yes
Henry Gabriel	Yes	Jennifer Flores-Melton	Yes
Paula Hagnauer	Yes		

All Ayes. Motion carried by unanimous consent.

MOTION by Terry Pierce and seconded by Henry Gabriel to recommend to the City Council the creation of the Downtown Form-Based Code sub-committee be separate from HARC, and their findings back to HARC for approval and recommendation to the City Council.

Roll Call Vote:

Terry Pierce	Yes	Kim King	Yes
Henry Gabriel	Yes	Jennifer Flores-Melton	Yes
Paula Hagnauer	Yes		

All Ayes. Motion carried by unanimous consent.